147.0	0002	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	782,000 /	782,000
USE VALUE:	782,000 /	782,000
ASSESSED:	782,000 /	782,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEEFE MICHAEL J & JANET M/ TRS
Owner 2:	KEEFE FAMILY REVOCABLE TRUST
Owner 3:	
Street 1:	40 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KEEFE MICHAEL J & JANET M -
Owner 2:	-
Street 1:	40 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,012 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Wood Shingle Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5012.000	325,700		456,300	782,000
Total Card	0.115	325,700		456,300	782,000
Total Parcel	0.115	325,700		456,300	782,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.72 | /Parcel: 482.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	96568
GIS Ref	
GIS Ref	
Insp Date	05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 147.0-0002-0001.B

!11486!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,800	0	5,012.	456,300	782,100	782,100	Year End Roll	12/18/2019
2019	101	FV	250,900	0	5,012.	427,800	678,700	678,700	Year End Roll	1/3/2019
2018	101	FV	250,900	0	5,012.	353,600	604,500	604,500	Year End Roll	12/20/2017
2017	101	FV	250,900	0	5,012.	325,100	576,000	576,000	Year End Roll	1/3/2017
2016	101	FV	250,900	0	5,012.	296,600	547,500	547,500	Year End	1/4/2016
2015	101	FV	244,900	0	5,012.	290,900	535,800	535,800	Year End Roll	12/11/2014
2014	101	FV	244,900	0	5,012.	270,400	515,300	515,300	Year End Roll	12/16/2013
2013	101	FV	244,900	0	5,012.	257,200	502,100	502,100		12/13/2012

PRINT

Date	Time
12/11/20	01:39:09

LAST REV

Date	Time
04/09/20	10:17:46

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11486

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEEFE MICHAEL J	1555-23	1	2/11/2020	Convenience	1	No	No		
	1024-69		12/1/1986		188,000	No	No		Y

USER DEFINED

Prior Id # 1:	96568
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2019	26	New Wind	7,000	C				
10/9/1998	711	Alterati	5,600					ADD CLOSET.SKYLIGH
3/29/1994	78		20,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	BS	Barbara S
1/15/2009	Measured	372	PATRIOT
12/9/1999	Mailer Sent		
11/18/1999	Measured	272	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5012		Sq. Ft.	Site		0	80.	1.14	9									456,288						456,300	

Total AC/HA:	0.11506	Total SF/SM:	5012	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	456,288	Spl Credit		Total: 456,300

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400166
Depreciation:	74431
Depreciated Total:	325735

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

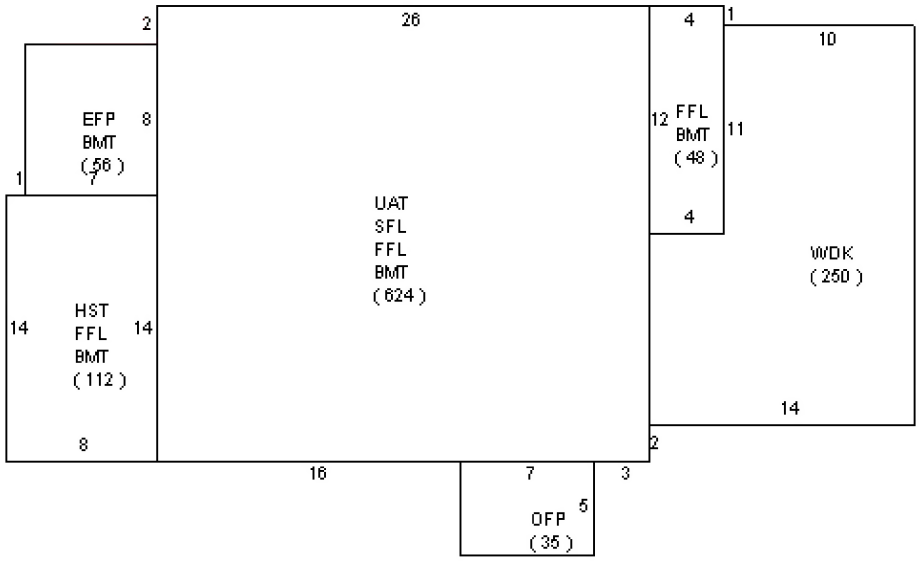
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	116.28
Final Total:	325700	Val/Su SzAd	222.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	50.110	42,096
FFL	First Floor	784	167.050	130,964
SFL	Second Floor	624	167.050	104,237
WDK	Deck	250	9.900	2,475
UAT	Upper Attic	156	116.930	18,241
EFP	Enclos Porch	56	71.870	4,025
HST	Half Story	56	167.050	9,355
OFP	Open Porch	35	43.560	1,524
	Net Sketched Area:	2,801	Total:	312,917
Size Ad	1464	Gross Are	3325	FinArea 1620

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 147.0-0002-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: